

- (7) INITIAL OCCUPANCY EXPENSES OF THE PROJECT;
- (8) INDEMNITY AND SURETY BONDS AND PREMIUMS ON INSURANCE; AND
- (9) OTHER FEES AND RELOCATION EXPENSES.

(D) (1) "FAMILIES OF LOWER INCOME" MEANS FAMILIES OR PERSONS WHOSE INCOMES DO NOT EXCEED UPPER INCOME LIMITS ESTABLISHED BY THE SECRETARY OF ECONOMIC AND COMMUNITY DEVELOPMENT TAKING INTO CONSIDERATION FACTORS INCLUDING:

(I) THE AMOUNT OF THE TOTAL INCOME OF THE FAMILIES AVAILABLE FOR HOUSING NEEDS;

(II) THE SIZE OF THE FAMILY;

(III) THE COST AND CONDITION OF HOUSING FACILITIES AVAILABLE;

(IV) THE ABILITY OF THE FAMILIES TO COMPETE SUCCESSFULLY IN THE CONVENTIONAL PRIVATE HOUSING MARKET; AND

(V) RELEVANT STANDARDS AND DEFINITIONS ESTABLISHED FOR FEDERAL HOUSING PROGRAMS.

(2) THE INCOME LIMITS FOR FAMILIES OF LOWER INCOME SHALL BE ESTABLISHED AT LEVELS LOWER THAN THE INCOME LIMITS ESTABLISHED FOR FAMILIES OF LIMITED INCOMES AS PROVIDED IN ARTICLE 41, SECTION 266DD-3. THE LIMITS MAY DIFFER FOR DIFFERENT AREAS OR REGIONS OF THE STATE. A LIMIT OF GENERAL APPLICABILITY MAY BE SUPPLEMENTED BY A LOWER LIMIT APPLICABLE TO A PARTICULAR PROJECT.

(E) "FUND" MEANS THE RENTAL HOUSING PRODUCTION FUND.

(F) "LOAN" MEANS A LOAN OF MONEY MADE BY THE DEPARTMENT UNDER THIS SUBTITLE.

(G) "OPERATING COSTS" MEANS ANY COSTS INCURRED BY A SPONSOR OF A COMPLETED PROJECT NECESSARY TO MAINTAIN OR OPERATE A PROJECT INCLUDING PAYMENTS OF PRINCIPAL AND INTEREST ON A LOAN TO COVER DEVELOPMENT COSTS.

(H) "NONPROFIT ORGANIZATION" MEANS A CORPORATION, FOUNDATION, OR OTHER LEGAL ENTITY, NO PART OF THE NET EARNINGS OF WHICH INURES TO THE BENEFIT OF ANY PRIVATE SHAREHOLDER OR INDIVIDUAL HOLDING ANY INTEREST IN SUCH ENTITY.

(I) "POLITICAL SUBDIVISION" MEANS ANY MUNICIPAL CORPORATION IN MARYLAND SUBJECT TO THE PROVISIONS OF ARTICLE XI-E OF THE CONSTITUTION, THE MAYOR AND CITY COUNCIL OF BALTIMORE, AND ANY OF THE 23 COUNTIES IN MARYLAND.

(J) "PROGRAM" MEANS THE RENTAL HOUSING PRODUCTION PROGRAM.